

SITE DRAINAGE STUDY

A SITE DRAINAGE STUDY WHICH WILL SHOW CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A GRADING PLAN IN SOME CASES MAY BE ADEQUATE TO SHOW CONFORMANCE). IF THE SITE DOES NOT COMFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

WATER/ WASTEWATER IMPACT FEES:

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT TO BE ASSESSED IS ESTABLISHED AS OF THE DATE OF THE FILING OF THIS PLAT BASED UPON THE THEN EXISTING SCHEDULE I TO THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS ESTABLISHED ON THE DATE THAT THE BUILDING PERMIT IS ISSUED OR THE DATE OF CONNECTION TO THE WATER AND/OR WASTEWATER SYSTEM AND IS BASED UPON THE THEN EXISTING SCHEDULE II TO THE CURRENT IMPACT FEE ORDINANCE.

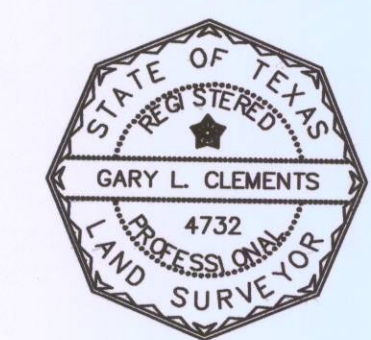
NOTE:
NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS AND OR PAVING IMPROVEMENTS; AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.

SIDEWALKS:

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

CONSTRUCTION PROHIBITED OVER EASEMENTS:

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.



SURVEYOR'S CERTIFICATION

THAT I, GARY L. CLEMENTS, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND IN SEPTEMBER, 2011, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND.

Gary L. Clements
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4732

TRANSPORTATION IMPACT FEES:

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

UTILITY EASEMENT:
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH THE OBSTRUCTION, MAINTENANCE, OR EASEMENT SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND RECONSTRUCTION, INSPECTION, PATROLLING, MAINTENANCE AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

PARKWAY PERMIT:

PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

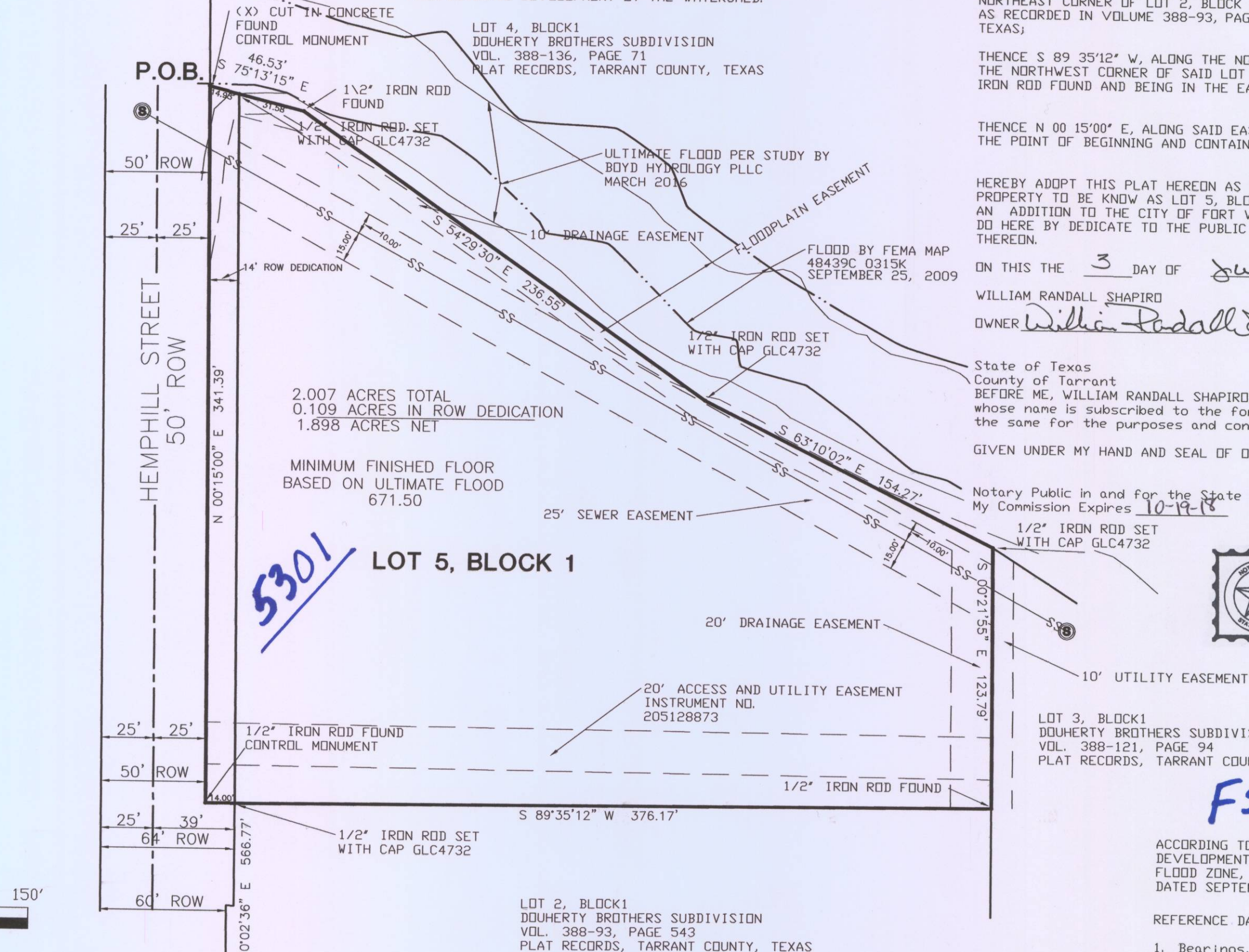
PRIVATE MAINTENANCE NOTE:

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, PUBLIC ACCESS EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACE AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

PRIVATE P.R.V.'S WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I

FLOODPLAIN RESTRICTION NOTE

"NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, WILL BE PREPARED AND SUBMITTED BY THE PARTY (IES) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED."



STATE OF TEXAS
COUNTY OF TARRANT

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT, WILLIAM RANDALL SHAPIRO BEING THE OWNER OF THE SUBJECT PROPERTY AS RECORDED IN INSTRUMENT NO. D209200167, DEED RECORDS, TARRANT COUNTY, TEXAS.

BEING A 2.007 TRACT OF LAND SITUATED IN THE GEORGE W. HERNANDEZ SURVEY ABSTRACT NO. 753 IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO WILLIAM RANDALL SHAPIRO, AS RECORDED IN INSTRUMENT NO. D209200167, DEED RECORDS, TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT (X) CUT FOUND IN CONCRETE AND BEING THE NORTHWEST CORNER OF SAID 2.007 ACRE TRACT AND BEING IN THE EAST LINE OF HEMPHILL STREET;

THENCE S 75 13'15" E, 46.53 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE S 54 29'30" E, 236.55 FEET TO A 1/2 INCH IRON ROD SET WITH CAP STAMPED GLC4732;

THENCE S 63 10' 02" E, 154.27 FEET TO A 1/2 INCH IRON ROD SET WITH CAP STAMPED GLC4732 AND BEING THE NORTHWEST CORNER OF LOT 3, BLOCK 1, DOUGHERTY BROTHERS SUBDIVISION AS RECORDED IN VOLUME 388-121, PAGE 94, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE S 00 21'55" E, ALONG THE WEST LINE OF SAID LOT 3, BLOCK 1, 123.79 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SAID WEST LINE AND BEING THE NORTHEAST CORNER OF LOT 2, BLOCK 1, DOUGHERTY BROTHERS SUBDIVISION AS RECORDED IN VOLUME 388-93, PAGE 543, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE S 89 35'12" W, ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 1, PASSING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1, IN ALL 376.17 FEET TO A 1/2 INCH IRON ROD FOUND AND BEING IN THE EAST LINE OF HEMPHILL STREET;

THENCE N 00 15'00" E, ALONG SAID EAST OF HEMPHILL STREET, 341.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.007 ACRES OF LAND MORE OR LESS.

HEREBY ADOPT THIS PLAT HEREON AS CORRECTLY REPRESENTING THE PROPERTY TO BE KNOWN AS LOT 5, BLOCK 1, DOUGHERTY BROTHERS SUBDIVISION AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND EASEMENT AS SHOWN THEREON.

ON THIS THE 3 DAY OF June, 2016

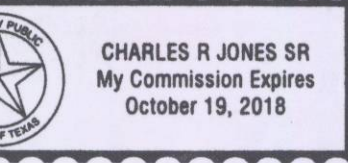
WILLIAM RANDALL SHAPIRO
OWNER *William Randall Shapiro*

State of Texas
County of Tarrant
BEFORE ME, WILLIAM RANDALL SHAPIRO, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 3 day of June, 2016

Notary Public in and for the State of Texas
My Commission Expires 10-19-18

1/2" IRON ROD SET WITH CAP GLC4732



10' UTILITY EASEMENT

LOT 3, BLOCK1
DOUGHERTY BROTHERS SUBDIVISION
VOL. 388-121, PAGE 94
PLAT RECORDS, TARRANT COUNTY, TEXAS

FS16-047

ACCORDING TO FEMA/ U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THIS PROPERTY DOES NOT APPEAR TO BE IN A 100 YEAR FLOOD ZONE, ACCORDING TO COMMUNITY PANEL NUMBER 48439C 0315 K, DATED SEPTEMBER 25, 2009

REFERENCE DATUM

1. Bearings, Distances and Coordinates shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone Grid and based on the North American Datum of 1983.

FINAL PLAT
LOT 5, BLOCK 1
DOUGHERTY BROTHERS SUBDIVISION
TO THE CITY OF FORT WORTH
TARRANT COUNTY, TEXAS
AND BEING A PART OF
OF THE GREGORIA W. HERNANDEZ SURVEY A 753
TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
RECORDED IN INSTRUMENT NO. D209200167
DEED RECORDS TARRANT COUNTY, TEXAS

CASE NUMBER FS 16-047

OWNER:
WILLIAM RANDALL SHAPIRO
2105 BAY CLUB DRIVE
ARLINGTON, TEXAS 76113

DOCUMENT NUMBER: D216125485
DATE: 6/16/2016
TARRANT COUNTY, PLAT RECORDS

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH TEXAS
This plat is valid if recorded within 90 days after date of approval.
PLAT APPROVED: *Charles R. Jones SR*
BY: *Charles R. Jones SR* CHAIRMAN
BY: *Donna Bughoff* SECRETARY

GARY L. CLEMENTS		
DRAWN glc	DATE 06/02/16	P.O. BOX 971 817-790-7528
APPROVED	DATE	CELL 817-228-0548
SCALE 1" = 50'	SHEET	PROJECT NO. 2015068_PLAT